

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM****SUBJECT:** Land Exchange**DEPARTMENT:** Administrative Services**DIVISION:** Support Services**AUTHORIZED BY:** Frank Raymond**CONTACT:** Stan Hunsinger**EXT:** 5253**MOTION/RECOMMENDATION:**

Approve and authorize the Chairman to execute the County Resolution, Seminole County/Emory Green and Gladys E. Green Agreement for Exchange of Land and Property Rights, County Deed for the vacant 0.13 acre lot, Parcel # 33-19-31-300-1000-0000 in exchange for a vacant 0.10 acre lot, Parcel # 32-19-31-513-0000-2740, owned by Emory Green and Gladys E. Green. This agreement includes a deed for that portion of Parcel # 33-19-31-300-0990-0000 which is the encroached upon property owned by Emory and Eddie Green.

District 5 Brenda Carey

Meloney Lung

BACKGROUND:

During the paving of Washington Street identified as part of the County's Pavement Management Program, the paving encroached into Emory and Eddie Green's property (Parcel # 33-19-31-300-0990-0000) located on the corner of Jitway and Washington Street in Sanford (Midway). Upon the discovery of the encroachment, the Greens approached County Staff with the land exchange as a cure to the encroachment issue.

Emory and Gladys E. Green have agreed to exchange Parcel # 32-19-31-513-0000-2740 for the County-owned property adjacent to their property located on Washington Street, Parcel # 33-19-31-300-1000-0000. The agreement also includes the deed for Parcel # 33-19-31-300-0990-0000 which is the encroached upon property.

Planning and Development Department has reviewed the Green's property involved in this exchange and have indicated that the Green's property located on Water Street, Parcel # 32-19-31-513-0000-2740, is of sufficient size to be used as an affordable housing site. As such, it will replace the Washington Street Parcel # 33-19-31-300-1000-0000 on the Affordable Housing Surplus List.

STAFF RECOMMENDATION:


Staff recommends that the Board approve and authorize the Chairman to execute the County Resolution, Seminole County/Emory Green and Gladys E. Green Agreement for Exchange of Land and Property Rights, County Deed for the vacant 0.13 acre lot, Parcel # 33-19-31-300-1000-0000 in exchange for a vacant 0.10 acre lot, Parcel # 32-19-31-513-0000-2740, owned by Emory Green and Gladys E. Green. This agreement includes a deed for that portion of Parcel # 33-19-31-300-0990-0000 which is the encroached upon property owned by Emory and Eddie Green.

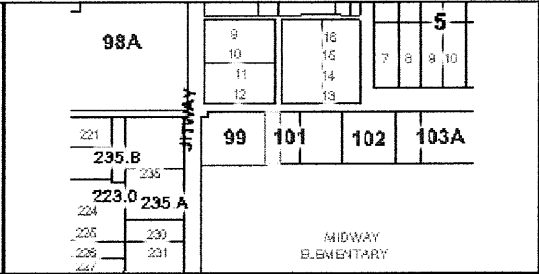
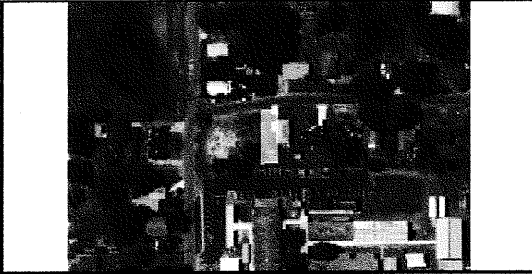
ATTACHMENTS:

1. Property Appraiser Data
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4. Resolution
5. County Deed - Parcel # 33-19-31-300-1000-0000
6. Warranty Deed Parcel # 33-19-31-300-0990-0000
7. Warranty Deed Parcel # 32-19-31-513-0000-2740
8. Notice

Additionally Reviewed By:

☒ County Attorney Review (David Shields)

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TAX DEED	12/1991	02373	0602	\$700	Improved	No																																
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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																	
FRONT FOOT & DEPTH	40	104	.000	300.00	\$10,080																																	
NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.																																						

RESOLUTION NO. 2009-R-_____

SEMINOLE COUNTY, FLORIDA

THE FOLLOWING RESOLUTION WAS ADOPTED BY THE
BOARD OF COUNTY COMMISSIONERS OF SEMINOLE
COUNTY, FLORIDA, AT ITS REGULARLY SCHEDULED
MEETING OF _____, 2009.

WHEREAS, Section 125.37, Florida Statutes, authorizes the exchange of real property interests by counties in accordance with certain procedures, and with, the advertising requirements of Section 125.37, Florida Statutes, having been met; and

WHEREAS, Section 125.379, Florida Statutes, requires every county to prepare and adopt by resolution an inventory list of all property owned by the county which is appropriate for use as affordable housing; and



WHEREAS, such resolution must be adopted by July 1, 2007 and every three (3) years thereafter; and

WHEREAS, the County adopted such a resolution on June 12, 2007; and

WHEREAS, said resolution included the property being conveyed to Emory Green and Eddie Green as one of the properties suitable for affordable housing purposes; and

WHEREAS, the County has determined that the property to be received from Emory Green and Gladys E. Green is suitable for affordable house purposes,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA THAT:

1. The Board of County Commissioners of Seminole County, Florida hereby implements the noticed exchange of real property with Emory Green, Eddie Green and Gladys E. Green.

2. Emory Green and Eddie Green desire to grant and convey and Seminole County desires to accept the releases, covenants and agreements relating to the First GREEN Property as set forth in the Agreement for Exchange of Land and Property Rights, attached as Exhibit 1 hereto, which is incorporated herein by this reference thereto as if fully set forth herein verbatim.

3. Emory Green and Gladys E. Green desire to grant and convey and Seminole County desires to accept the releases, covenants and agreements relating to the Second GREEN Property as set forth in the attached Agreement for Exchange of Land and Property Rights.

4. The Board of County Commissioners of Seminole County, Florida adopts as its own the Warranty Deeds, attached hereto as Exhibits 2 and 3 in exchange for a County Deed, attached hereto as Exhibit 4 by Seminole County to Emory Green and Eddie Green, which Exhibits are incorporated herein by this reference thereto as if fully set forth herein verbatim.

5. Upon execution and recording of the deeds for all the properties described above, the list of properties owned by the County located within Seminole County's jurisdiction and deemed

appropriate for affordable housing is amended as shown on Exhibit 5.

BE IT FURTHER RESOLVED that the Chairman of the Board of County Commissioners of Seminole County, Florida, is authorized to execute the County Deed relating to property that is described in Exhibit 4 hereto.

ADOPTED this ____ day of _____, 2009.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA**

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
BOB DALLARI, Chairman

Date: _____

For the use and reliance
of Seminole County only.



As authorized for execution by the
Board of County Commissioners at its
_____, 2009, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney

DGS/dre

03/03/09

Attachments

Exhibit 1 - Agreement

Exhibit 2 - Warranty Deed from Emory Green and Eddie Green

Exhibit 3 - Warranty Deed from Emory Green and Gladys Green

Exhibit 4 - County Deed

Exhibit 5 - List of Possible Affordable Housing Sites

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EXHIBIT 1

**SEMINOLE COUNTY / EMORY GREEN AND GLADYS E. GREEN
AGREEMENT FOR EXCHANGE OF LAND AND PROPERTY RIGHTS**

THIS AGREEMENT is made and entered into this _____ day of _____, 2009, by and between **EMORY GREEN, GLADYS E. GREEN** and **EDDIE GREEN**, whose address is 2181 Brisson Avenue, Sanford, Florida 32771 and **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida, 32771, hereinafter referred to as "COUNTY".

W I T N E S S E T H:

WHEREAS, Section 125.37, Florida Statutes, authorizes the exchange of real property owned by the COUNTY when it is not needed for COUNTY purposes for other real property which the COUNTY may desire to acquire for COUNTY purposes; and

WHEREAS, the COUNTY owns in fee simple, as recorded in Official Records Book 2766, Page 0927, Public Records of Seminole County, Florida, the property described as follows (the COUNTY Property)":

"Section 33, Township 19 South, Range 31 East of the East 50 feet of the West 150 feet of the North 120 feet of the East 1/4 of the SW 1/4 of the SW 1/4, Seminole County, Florida." As recorded in ORB 2766, Pg. 0927, of the Public Records, Seminole County, Florida.

LESS AND EXCEPT-That portion being more particularly described as follows:

Begin at the Northwest corner of the aforementioned parcel, Thence run S85°47'53"E along the North line of said East 1/4 of the SW 1/4 of the SW 1/4 and the North line of said parcel a distance of 50.00 feet to the Northeast corner of said parcel; Thence run S84°51'41"W a distance of 50.60 feet to a point on the West line of said parcel; Thence run N03°40'05"E along said West line a distance of 8.21 feet to the Point of Beginning.

Containing 5,795 square feet, More or Less.

Subject to a Drainage Easement, as recorded in ORB 2066, Pg. 1215-1228, of the Public Records, Seminole County, Florida.

Property Appraiser's Parcel Identification Number 33-19-31-300-1000-0000; and

EXHIBIT 1

WHEREAS, EMORY GREEN and EDDIE GREEN own in fee simple, as recorded in Official Records Book 7057, Pages 0865-0866, Public Records of Seminole County, Florida, the property described as follows (the "First GREEN Property"):

That portion of the North 120.00 feet of the West 100.00 feet of the East 1/4 of the Southwest 1/4 of the Southwest 1/4 ,of Section 33, Township 19 South, Range 31 East, Seminole County, Florida. As recorded in ORB 7057, Pages 0865-0866, of the Public Records, Seminole County, Florida.

Being more particularly described as follows:

Begin at the Northwest corner of the aforementioned parcel; Thence run S85°47'53"E along the North line of said SW 1/4, of the SW 1/4, Section 33 and the South line of Washington Street, a 10.00 foot Right-of-Way as noted on the Plat of Seth Woodruff's Subdivision, as recorded in Plat Book 3, Page 56, of the Public Records, Seminole County, Florida, a distance of 100.00 feet to the Northeast corner of said parcel; Thence run S03°40'05"W along the East line of said parcel a distance of 8.21 feet; Thence run S84°28'41"W a distance of 52.79 feet to the beginning of a curve, concave to the North, having a radius of 151.61 feet; Thence from a chord bearing of S88°06'19"W run Westerly along the arc of said curve, through a central angle of 7°15'16" a distance of 19.20 feet to a point of tangency; Thence run N88°16'03"W a distance of 5.44 feet to the beginning of a curve, concave Southeasterly, having a radius of 23.23 feet; Thence from a chord bearing S63°28'10"W run Southwesterly along the arc of said curve, through a central angle of 56°31'34" a distance of 22.92 feet; Thence run S35°12'23"W a distance of 8.30 feet to a point on the West line of said parcel and the East right-of-way line of Jit Way, a 40.00 foot Right-of-Way; Thence run N03°40'05"E along said East Right-of-Way line and West parcel line a distance of 37.76 feet to the Point of Beginning.

Containing 1,699 square feet More or Less.

Subject to a Drainage Easement as recorded in ORB 2066, Pg. 1215-1228, of the Public Records, Seminole County, Florida.

EXHIBIT 1

Property Appraiser's Parcel Identification Number: 33-19-31-300-0990-0000

AND

WHEREAS, **EMORY GREEN** and **GLADYS E. GREEN** own in fee simple as recorded in Official Records Book 07057, Page 0865, Public Records of Seminole County, the property described as follows (the "Second GREEN Property"):

Legal Lot 274, Midway, as recorded in Plat Book 1,
Page 41, Public Records of Seminole County, Florida.

Property Appraiser's Parcel Identification Number 32-19-31-513-0000-2740; and

WHEREAS, COUNTY desires to exchange its interest in the COUNTY Property which is no longer needed for COUNTY purposes for the below described interest in the First GREEN Property and the Second GREEN Property,

NOW THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration provided by each party hereto, the parties agree as follows:

1. The COUNTY intends to exchange land and property rights by County Deed to **EMORY GREEN** and **EDDIE GREEN**, its interest in the property described hereinabove as the COUNTY Property.

2. In exchange for the COUNTY Property, **EMORY GREEN** and **EDDIE GREEN** agree to convey by general Warranty Deed to the COUNTY, the property described hereinabove as the First GREEN Property and **EMORY GREEN** and **GLADYS E. GREEN** agree to convey by general Warranty Deed to the COUNTY, the property described hereinabove as the Second GREEN Property.

3. The COUNTY, as required by Section 125.37, Florida Statutes, shall publish the terms and conditions of this exchange of property once a week for at least two weeks, in a newspaper of general circulation published in Seminole County.

4. To effect the exchange of these properties the Board of County Commissioners of Seminole County, Florida must adopt a resolution authorizing the exchange of properties. This Agreement shall not be binding upon the COUNTY until and unless said authorizing resolution is adopted by the Board of County Commissioners of Seminole County, Florida and all other legal prerequisites for the exchange are accomplished.

EXHIBIT 1

5. COUNTY hereby agrees to pay for the publication of the notice of the terms and conditions of this exchange of properties in the Orlando Sentinel.

6. COUNTY hereby agrees to pay for respective title insurance to be issued on the properties being conveyed.

7. COUNTY hereby agrees to pay for the recording of the respective instruments necessary to convey the parties' interests in the above described properties and any documentary stamps necessary on such instruments.

8. **GLADYS E. GREEN** specifically acknowledges, understands and agrees that she is conveying all of her right, title and interest in the Second GREEN Property to the COUNTY and she individually will not receive any property or other consideration from the COUNTY for her right, title and interest to the Second GREEN Property.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names on the date first above written.

WITNESSES:

OWNER:

SIGNATURE

PRINT NAME



EMORY GREEN

SIGNATURE

PRINT NAME

SIGNATURE

PRINT NAME

GLADYS E. GREEN

SIGNATURE

PRINT NAME

SIGNATURE

PRINT NAME

EDDIE GREEN

SIGNATURE

PRINT NAME

ADDRESS: 2181 Brisson Avenue
Sanford, FL 32771

EXHIBIT 1

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
BOB DALLARI, Chairman

Date: _____

For the use and reliance
of Seminole County only.

As authorized for execution by the Board
of County Commissioners at its _____,
2009, regular meeting

Approved as to form and
legal sufficiency.

County Attorney

DGS/dre
03/03/09

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THIS INSTRUMENT PREPARED BY:
DAVID G. SHIELDS
ASSISTANT COUNTY ATTORNEY
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-5736

EXHIBIT 2

WARRANTY DEED

THIS WARRANTY DEED is made this _____ day of _____, 2009, between EMORY GREEN and EDDIE. GREEN, whose address is 2181 Brisson Avenue, Sanford, Florida 32771, hereinafter collectively referred to as the "GRANTOR", and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the "GRANTEE."

WITNESSETH: That the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, to GRANTOR in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged by these presents does grant, bargain, sell, release, convey and confirm unto the GRANTEE, its heirs and assigns forever, all that certain land lying and being in the County of Seminole, State of Florida, more particularly described as follows:

That portion of the North 120.00 feet of the West 100.00 feet of the East 1/4 of the Southwest 1/4 of the Southwest 1/4 ,of Section 33, Township 19 South, Range 31 East, Seminole County, Florida. As recorded in ORB 7057, Pages 0865-0866, of the Public Records, Seminole County, Florida.

Being more particularly described as follows:

Begin at the Northwest corner of the aforementioned parcel; Thence run S85°47'53"E along the North line of said SW 1/4, of the SW 1/4, Section 33 and the South line of Washington Street, a 10.00 foot Right-of-Way as noted on the Plat of Seth Woodruff's Subdivision, as recorded in Plat Book 3, Page 56, of the Public Records, Seminole County, Florida, a distance of 100.00 feet to the Northeast corner of said parcel; Thence run S03°40'05"W along the East line of said parcel a distance of 8.21 feet; Thence run S84°28'41"W a distance of 52.79 feet to the beginning of a curve, concave to the North, having a radius of 151.61 feet; Thence from a chord bearing of S88°06'19"W run Westerly along the arc of said curve, through a central angle of 7°15'16" a distance of 19.20 feet to a point of tangency; Thence run N88°16'03"W a distance of 5.44 feet to the beginning of a curve, concave Southeasterly, having a radius of 23.23 feet; Thence from a chord bearing S63°28'10"W run Southwesterly along the arc of said curve, through a central angle of 56°31'34" a distance of 22.92 feet; Thence run S35°12'23"W a distance of 8.30 feet to a point on the West line of said parcel and the East right-of-way line of Jit Way, a 40.00 foot Right-of-Way; Thence run N03°40'05"E along said East Right-

of-Way line and West parcel line a distance of 37.76 feet to the Point of Beginning.

Containing 1,699 square feet More or Less.

Subject to a Drainage Easement as recorded in ORB 2066, Pg. 1215-1228, of the Public Records, Seminole County, Florida.

Property Appraiser's Parcel Identification No.: 33-19-31-300-0990-0000

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand and seal the day and year first above written.

WITNESSES:

GRANTOR:

SIGNATURE

EMORY GREEN

PRINT NAME

SIGNATURE

PRINT NAME

SIGNATURE

EDDIE GREEN

PRINT NAME

SIGNATURE

ADDRESS: 2181 Brisson Avenue
Sanford, FL 32771

PRINT NAME

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2009, by EMORY GREEN and EDDIE GREEN, who are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC

Print Name _____

Notary Public in and for the County
and State Aforementioned

My commission expires: _____

DGS/dre

02/27/09

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THIS INSTRUMENT PREPARED BY:
DAVID G. SHIELDS
ASSISTANT COUNTY ATTORNEY
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-5736

EXHIBIT 3

WARRANTY DEED

THIS WARRANTY DEED is made this _____ day of _____, 2009, between EMORY GREEN and GLADYS E. GREEN, whose address is 2181 Brisson Avenue, Sanford, Florida 32771, hereinafter collectively referred to as the "GRANTOR", and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the "GRANTEE."

WITNESSETH: That the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, to GRANTOR in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged by these presents does grant, bargain, sell, release, convey and confirm unto the GRANTEE, its heirs and assigns forever, all that certain land lying and being in the County of Seminole, State of Florida, more particularly described as follows:

Legal Lot 274, Midway, as recorded in Plat Book 1, Page
41, Public Records of Seminole County, Florida.

Property Appraiser's Parcel Identification No. 32-19-31-513-0000-2740.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand and seal the day and year first above written.

WITNESSES:

GRANTOR:

SIGNATURE

EMORY GREEN

PRINT NAME

SIGNATURE

PRINT NAME

[Balance of this page intentionally blank; signatory page continues]

SIGNATURE

GLADYS E. GREEN

PRINT NAME

SIGNATURE

ADDRESS: 2181 Brisson Avenue
Sanford, FL 32771

PRINT NAME

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2009, by EMORY GREEN and GLADYS E. GREEN, who are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC
Print Name _____
Notary Public in and for the County _____
and State Aforementioned _____
My commission expires: _____

DGS/dre
02/27/09

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THIS INSTRUMENT PREPARED BY:
DAVID G. SHIELDS
ASSISTANT COUNTY ATTORNEY
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-5736

EXHIBIT 4

COUNTY DEED

COUNTY OF SEMINOLE, FLORIDA

THIS DEED is made this ____ day of _____, 2009, by SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the "GRANTOR," and EMORY GREEN and EDDIE. GREEN, whose address is 2181 Brisson Avenue, Sanford, Florida 32771, hereinafter collectively referred to as the "GRANTEE".

W I T N E S S E T H:

THAT GRANTOR for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid by GRANTEE, the receipt of which is hereby acknowledged, does hereby grant, bargain and sell to GRANTEE, their heirs and assigns forever, the following described land lying and being in Seminole County, Florida, to-wit:

"Section 33, Township 19 South, Range 31 East of the East 50 feet of the West 150 feet of the North 120 feet of the East 1/4 of the SW 1/4 of the SW 1/4, Seminole County, Florida." As recorded in ORB 2766, Pg. 0927, of the Public Records, Seminole County, Florida.

LESS AND EXCEPT-That portion being more particularly described as follows:

Begin at the Northwest corner of the aforementioned parcel, Thence run S85°47'53"E along the North line of said East 1/4 of the SW 1/4 of the SW 1/4 and the North line of said parcel a distance of 50.00 feet to the Northeast corner of said parcel; Thence run S84°51'41"W a distance of 50.60 feet to a point on the West line of said parcel; Thence run N03°40'05"E along said West line a distance of 8.21 feet to the Point of Beginning.

Containing 5,795 square feet, More or Less.

Subject to a Drainage Easement, as recorded in ORB 2066, Pg. 1215-1228, of the Public Records, Seminole County, Florida.

Property Appraiser's Parcel Identification No. 33-19-31-300-1000-0000.

GRANTOR, in accordance with Section 270.11, Florida Statutes, retains and reserves an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals

that are or may be in, on or under the above described land and an undivided one-half interest in all the petroleum that is or may be in, on or under the above described land with the privilege to mine and develop the same.

IN WITNESS WHEREOF the GRANTOR has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANN MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida

By: _____
BOB DALLARI, Chairman

DGS/dre
02/03/09
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SEMINOLE COUNTY PROPERTY
POSSIBLE AFFORDABLE HOUSING SITES
Exhibit 5

PARCEL	ACRES	STREET NAME	LEGAL DESCRIPTION	VACANT/IMPROVED	DEPARTMENT	NOTES	WATER/SEWER HOOK-UPS	APPRAISED VALUE/ASSESSED VALUE
1821295220D000220	0.35	JEROME WAY	LEG LOT 22 BLOCK D LYNWOOD REVISION PB 16 PG 33 (Vacant)	VACANT	ENVIR SVCS	Acquired as Part of the First Florida Utilities, Inc. purchase, Abandoned Well Site	Seminole County Water/Sewer	Property Appraiser's Assessed Value \$35,000
202130300001C0000	0.23	THUNDER TRL	SEC 20 TWP 21S RGE 30E N 43.5 FT of S 120 FT OF E 120 OF SE 1/4 & S 1/2 OF VACD ST ADJ ON N (Vacant)	VACANT	ENVIR SVCS	Acquired as Part of the Florida Development and Utilities Company Purchase, Abandoned Well Site	Seminole County Water/Sewer	Appraised At \$75,000 by Clayton, Roper & Marshall, Inc. Property Appraiser's Assessed Value \$20,000
202130300001R0000	0.23	THUNDER TRL	SEC 20 TWP 21S RGE 30E S 76.5 FT OF E 120 FT OF SE 1/4 (Vacant)	VACANT	ENVIR SVCS	Acquired as Part of the Florida Development and Utilities Company Purchase, Abandoned Well Site	Seminole County Water/Sewer	Appraised At \$75,000 by Clayton, Roper & Marshall, Inc. Property Appraiser's Assessed Value \$20,000
32193151300002740		WATER STREET	LEG LOT 274 MIDWAY PB 1 PG 41	VACANT	ADMIN SVCS	Land Swap		Property Appraiser's Assessed Value \$10,080

THIS INSTRUMENT PREPARED BY:
DAVID G. SHIELDS
ASSISTANT COUNTY ATTORNEY
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-5736

COUNTY DEED

COUNTY OF SEMINOLE, FLORIDA

THIS DEED is made this ____ day of _____, 2009, by SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the "GRANTOR," and EMORY GREEN and EDDIE. GREEN, whose address is 2181 Brisson Avenue, Sanford, Florida 32771, hereinafter collectively referred to as the "GRANTEE".

W I T N E S S E T H:

THAT GRANTOR for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid by GRANTEE, the receipt of which is hereby acknowledged, does hereby grant, bargain and sell to GRANTEE, their heirs and assigns forever, the following described land lying and being in Seminole County, Florida, to-wit:

"Section 33, Township 19 South, Range 31 East of the East 50 feet of the West 150 feet of the North 120 feet of the East 1/4 of the SW 1/4 of the SW 1/4, Seminole County, Florida." As recorded in ORB 2766, Pg. 0927, of the Public Records, Seminole County, Florida.

LESS AND EXCEPT-That portion being more particularly described as follows:

Begin at the Northwest corner of the aforementioned parcel, Thence run S85°47'53"E along the North line of said East 1/4 of the SW 1/4 of the SW 1/4 and the North line of said parcel a distance of 50.00 feet to the Northeast corner of said parcel; Thence run S84°51'41"W a distance of 50.60 feet to a point on the West line of said parcel; Thence run N03°40'05"E along said West line a distance of 8.21 feet to the Point of Beginning.

Containing 5,795 square feet, More or Less.

Subject to a Drainage Easement, as recorded in ORB 2066, Pg. 1215-1228, of the Public Records, Seminole County, Florida.

Property Appraiser's Parcel Identification No. 33-19-31-300-1000-0000.

GRANTOR, in accordance with Section 270.11, Florida Statutes, retains and reserves an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals

that are or may be in, on or under the above described land and an undivided one-half interest in all the petroleum that is or may be in, on or under the above described land with the privilege to mine and develop the same.

IN WITNESS WHEREOF the GRANTOR has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANN MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida

By: _____
BOB DALLARI, Chairman

DGS/dre
02/03/09
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THIS INSTRUMENT PREPARED BY:
DAVID G. SHIELDS
ASSISTANT COUNTY ATTORNEY
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-5736

WARRANTY DEED

THIS WARRANTY DEED is made this _____ day of _____, 2009, between EMORY GREEN and EDDIE. GREEN, whose address is 2181 Brisson Avenue, Sanford, Florida 32771, hereinafter collectively referred to as the "GRANTOR", and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the "GRANTEE."

WITNESSETH: That the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, to GRANTOR in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged by these presents does grant, bargain, sell, release, convey and confirm unto the GRANTEE, its heirs and assigns forever, all that certain land lying and being in the County of Seminole, State of Florida, more particularly described as follows:

That portion of the North 120.00 feet of the West 100.00 feet of the East 1/4 of the Southwest 1/4 of the Southwest 1/4 ,of Section 33, Township 19 South, Range 31 East, Seminole County, Florida. As recorded in ORB 7057, Pages 0865-0866, of the Public Records, Seminole County, Florida.

Being more particularly described as follows:

Begin at the Northwest corner of the aforementioned parcel; Thence run S85°47'53"E along the North line of said SW 1/4, of the SW 1/4, Section 33 and the South line of Washington Street, a 10.00 foot Right-of-Way as noted on the Plat of Seth Woodruff's Subdivision, as recorded in Plat Book 3, Page 56, of the Public Records, Seminole County, Florida, a distance of 100.00 feet to the Northeast corner of said parcel; Thence run S03°40'05"W along the East line of said parcel a distance of 8.21 feet; Thence run S84°28'41"W a distance of 52.79 feet to the beginning of a curve, concave to the North, having a radius of 151.61 feet; Thence from a chord bearing of S88°06'19"W run Westerly along the arc of said curve, through a central angle of 7°15'16" a distance of 19.20 feet to a point of tangency; Thence run N88°16'03"W a distance of 5.44 feet to the beginning of a curve, concave Southeasterly, having a radius of 23.23 feet; Thence from a chord bearing S63°28'10"W run Southwesterly along the arc of said curve, through a central angle of 56°31'34" a distance of 22.92 feet; Thence run S35°12'23"W a distance of 8.30 feet to a point on the West line of said parcel and the East right-of-way line of Jit Way, a 40.00 foot Right-of-Way; Thence run N03°40'05"E along said East Right-

of-Way line and West parcel line a distance of 37.76 feet to the Point of Beginning.

Containing 1,699 square feet More or Less.

Subject to a Drainage Easement as recorded in ORB 2066, Pg. 1215-1228, of the Public Records, Seminole County, Florida.

Property Appraiser's Parcel Identification No.: 33-19-31-300-0990-0000

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand and seal the day and year first above written.

WITNESSES:

GRANTOR:

SIGNATURE

EMORY GREEN

PRINT NAME

SIGNATURE

PRINT NAME

SIGNATURE

EDDIE GREEN

PRINT NAME

SIGNATURE

ADDRESS: 2181 Brisson Avenue
Sanford, FL 32771

PRINT NAME

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2009, by EMORY GREEN and EDDIE GREEN, who are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC

Print Name _____

Notary Public in and for the County
and State Aforementioned

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
DAVID G. SHIELDS
ASSISTANT COUNTY ATTORNEY
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-5736

WARRANTY DEED

THIS WARRANTY DEED is made this _____ day of _____, 2009, between EMORY GREEN and GLADYS E. GREEN, whose address is 2181 Brisson Avenue, Sanford, Florida 32771, hereinafter collectively referred to as the "GRANTOR", and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the "GRANTEE."

WITNESSETH: That the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, to GRANTOR in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged by these presents does grant, bargain, sell, release, convey and confirm unto the GRANTEE, its heirs and assigns forever, all that certain land lying and being in the County of Seminole, State of Florida, more particularly described as follows:

Legal Lot 274, Midway, as recorded in Plat Book 1, Page
41, Public Records of Seminole County, Florida.

Property Appraiser's Parcel Identification No. 32-19-31-513-0000-2740.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand and seal the day and year first above written.

WITNESSES:

GRANTOR:

SIGNATURE

EMORY GREEN

PRINT NAME

SIGNATURE

PRINT NAME

[Balance of this page intentionally blank; signatory page continues]

SIGNATURE

GLADYS E. GREEN

PRINT NAME

SIGNATURE

ADDRESS: 2181 Brisson Avenue
Sanford, FL 32771

PRINT NAME

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2009, by EMORY GREEN and GLADYS E. GREEN, who are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC
Print Name _____
Notary Public in and for the County _____
and State Aforementioned _____
My commission expires: _____

DGS/dre
02/27/09

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NOTICE

NOTICE is hereby given pursuant to Section 125.37, Florida Statutes (2008), that the Board of County Commissioners of Seminole County, Florida (BCC) intends to exchange the following described property:

"Section 33, Township 19 South, Range 31 East of the East 50 feet of the West 150 feet of the North 120 feet of the East 1/4 of the SW 1/4 of the SW 1/4, Seminole County, Florida." As recorded in ORB 2766, Pg. 0927, of the Public Records, Seminole County, Florida.

LESS AND EXCEPT that portion being more particularly described as follows:

Begin at the Northwest corner of the aforementioned parcel, Thence run S85°47'53"E along the North line of said East 1/4 of the SW 1/4 of the SW 1/4 and the North line of said parcel a distance of 50.00 feet to the Northeast corner of said parcel; Thence run S84°51'41"W a distance of 50.60 feet to a point on the West line of said parcel; Thence run N03°40'05"E along said West line a distance of 8.21 feet to the Point of Beginning.

Containing 5,795 square feet, More or Less.

Subject to a Drainage Easement, as recorded in ORB 2066, Pg. 1215-1228, of the Public Records, Seminole County, Florida.

Property Appraiser's Parcel Identification No.: 33-19-31-300-1000-0000

(the "COUNTY Property")

for the following property described as:

That portion of the North 120.00 feet of the West 100.00 feet of the East 1/4 of the Southwest 1/4 of the Southwest 1/4 ,of Section 33, Township 19 South, Range 31 East, Seminole County, Florida. As recorded in ORB 7057, Pages 0865-0866, of the Public Records, Seminole County, Florida.

Being more particularly described as follows:

Begin at the Northwest corner of the aforementioned parcel; Thence run S85°47'53"E along the North line

of said SW 1/4, of the SW 1/4, Section 33 and the South line of Washington Street, a 10.00 foot Right-of-Way as noted on the Plat of Seth Woodruff's Subdivision, as recorded in Plat Book 3, Page 56, of the Public Records, Seminole County, Florida, a distance of 100.00 feet to the Northeast corner of said parcel; Thence run S03°40'05"W along the East line of said parcel a distance of 8.21 feet; Thence run S84°28'41"W a distance of 52.79 feet to the beginning of a curve, concave to the North, having a radius of 151.61 feet; Thence from a chord bearing of S88°06'19"W run Westerly along the arc of said curve, through a central angle of 7°15'16" a distance of 19.20 feet to a point of tangency; Thence run N88°16'03"W a distance of 5.44 feet to the beginning of a curve, concave Southeasterly, having a radius of 23.23 feet; Thence from a chord bearing S63°28'10"W run Southwesterly along the arc of said curve, through a central angle of 56°31'34" a distance of 22.92 feet; Thence run S35°12'23"W a distance of 8.30 feet to a point on the West line of said parcel and the East right-of-way line of Jit Way, a 40.00 foot Right-of-Way; Thence run N03°40'05"E along said East Right-of-Way line and West parcel line a distance of 37.76 feet to the Point of Beginning.

Containing 1,699 square feet More or Less.

Subject to a Drainage Easement as recorded in ORB 2066, Pg. 1215-1228, of the Public Records, Seminole County, Florida.

Property Appraiser's Parcel Identification No.: 33-19-31-300-0990-0000

owned by EMORY GREEN and EDDIE GREEN whose address is 2181 Brisson Avenue, Sanford, Florida 32772

(the "First GREEN Property")

AND

Legal Lot 274, Midway, as recorded in Plat Book 1, Page 41, Public Records of Seminole County, Florida.

Property Appraiser's Parcel Identification Number 32-19-31-513-0000-2740

(the "Second GREEN Property")

owned by Emory Green and Gladys E. Green whose address is 2181 Brisson Avenue, Sanford, Florida 32771.

The COUNTY Property is on Seminole County's list of properties suitable for affordable housing purposes pursuant to Section 125.379, Florida Statutes. The Second GREEN Property identified above is also suitable for affordable housing purposes. Therefore, as a result of this exchange, the latter property will be substituted for the former property on Seminole County's list of properties suitable for affordable housing.

The terms and conditions of such exchange of property are that Seminole County will transfer ownership of the COUNTY Property by County Deed to Emory Green and Eddie Green, in exchange for a Warranty Deed on the First GREEN Property and the Second GREEN Property to Seminole County. Seminole County agrees to pay for this publication of notice, bear its own attorney's fees and costs, and to pay for title insurance to be issued to Seminole County on the First GREEN Property and the Second GREEN Property being conveyed to Seminole County and for title insurance to be issued to Emory Green and Eddie Green on the County Property that Seminole County is conveying to Emory Green and Eddie Green. Seminole County agrees to pay all recording fees for all instruments necessary to convey the parties' interests in the above described property, related documents, and any documentary stamps necessary on such instruments. This matter will be brought before the BCC for consideration and adoption of a resolution authorizing the exchange of the above-described properties at 9:30 a.m., or as soon thereafter as possible, at its regularly scheduled meeting on the 24th day of March, 2009, at the Seminole County Services Building, BCC Chambers, Room 1028, 1101 East First Street, Sanford, Florida.

For additional information regarding this notice, contact the Meloney Lung, Support Services Manager (407) 665-5256.

Meloney Lung, Support Services Manager

Publish Dates: March 11, 2009
 March 18, 2009

Invoice and

Proof of Publication to: Meloney Lung, Support Services Manager
 ACCOUNT NUMBER: 021406011
 SEMINOLE COUNTY SERVICES BUILDING
 1101 EAST FIRST STREET
 SANFORD, FLORIDA 32771